

# CITY of SALINAS

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	128,300
Annual Single-Family Units Permitted (1996-98, Avg.):	515
Annual Multi-Family Units Permitted (1996-98, Avg.):	158
Total Annual Residential Units Permitted (1996-98, Avg.):	673

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	?
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	?
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	N
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

Salinas Traffic Fee Ordinance (1987) - traffic impact fees
Cost Control System (1987) - all other city imposed fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Northeast Salinas  
E. Boronda Road @ Natividad

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-3 units dedicated for low-income housing for 30 years
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-soils, seismic, others required depending on the site

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	87.90
Private Garage Valuation Price per Sq. Ft.	24.90
Total Valuation per Unit	229,710
Total Valuation per 25 Unit Subdivision Model	5,742,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	2000/acre	x 5 acres	10,000
Zone Change Application Fee	flat		500
Planned Unit Development Permit	flat		3,100
Planned Unit Development Review Fee	flat		1,550
Tentative Map Fee	flat		1,464
Final Map Fee	600 flat + 60/unit		2,100
Preliminary Project Review Fee	flat		500
Development Agreement Fee	flat		2,125
Environmental Assessment / Neg Dec Fee	flat		300
<b>Subtotal Planning Fees</b>			<b>21,639</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	2462.10	61,553
Architectural Plan Check Fee	schedule	1525.50	38,163
Building Fire Sprinkler Plan Check Fee	per model	3 @ 100/model	300
Fire Sprinkler Fee	flat per unit	20	500
Fire Sprinkler Inspection Fee	flat per unit	35	875
Engineering Plan Check Fee	based on val'n		1,030
Public Works Subdivision Inspection Fee	based on val'n		11,000
Public Works Subdivision Map Check Fee	600 flat + 60/unit	60	2,100
Grading Plan Check Fee	schedule based on CY		44
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.97	574
Salinas Seismic Fee	per unit	25.27	632
Electrical Permit Fee	included in Bldg Permit		-

Plumbing Permit Fee	included in Bldg Permit	-
Mechanical Permit Fee	included in Bldg Permit	-
Blueprint, Microfilm, Copy Fees	3/sheet	90
Grading Permit Fee	schedule based on CY	289
Title XXIV Energy Compliance Fee	15% of Bldg Permit/unit	258.26
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>123,607</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance Dist.	flat per unit	117	2,932
School District Development Fee	1.93 / sf	4,825	120,625
MRWPCA Sewer Permit	flat per unit	62	1,550
MRWPCA Sewer Fee	flat per unit	1,760	44,000
Cal Water - Capital Improvements Tax (water)	33.1% of valuation	est'd valuation @ 28,925	9,574
City - Sanitary Sewer Connection Fee	flat per unit	621	15,525
City - Salinas Sanitary Sewer Fee	per bdrm/unit	4 @ 289 ea = 1156	28,900
City - Local Traffic Impact Fee	per trips/unit	1,330	33,250
City - Storm Drainage Fee	per bdrm/unit	4 @ 311 = 1244	31,100
City - Library Fee	flat per unit	373	9,325
City - Park Fee	per bdrm/unit	4 @ 532 = 2128	53,200
City - Street Tree Fee	per lineal ft. frontage	187 / 60 ft.	4,052
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>354,033</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>499,279</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>19,971</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	South Salinas North Main Street @ West Rossi Street
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-match current neighborhood infrastructure standards; street trees, driveway
-Typical Reporting	-soils, seismic

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	87.90
Private Garage Valuation Price per Sq. Ft.	24.90
Total Valuation per Model	229,710

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Certificate of Compliance	flat		660
<b>Subtotal Planning Fees</b>			<b>660</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	2462.10	2,462
Architectural Plan Check Fee	schedule	1525.50	1,526
Building Fire Sprinkler Plan Check Fee	flat per unit	100	100
Fire Sprinkler Fee	flat per unit	20	20
Fire Sprinkler Inspection Fee	flat per unit	35	35
Grading Plan Check Fee	schedule based on CY		44
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.97	23
Salinas Seismic Fee	per unit	25.27	25
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Blueprint, Microfilm, Copy Fees	per sheet	\$3 ea	45
Grading Permit Fee	schedule based on CY		185
Title XXIV Energy Compliance Fee	15% of Bldg Permit/unit	258.26	258
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>4,723</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District Development Fee	1.93 / sf	4,825	4,825
MRWPCA Sewer Permit	flat per unit	62	62
MRWPCA Sewer Fee	flat per unit	1,760	1,760
City - Sanitary Sewer Connection Fee	flat per unit	621	621
City - Storm Drainage Fee	per bdrm/unit	4 @ 311 = 1244	1,244
City - Salinas Sanitary Sewer Fee	per bdrm/unit	4 @ 289 ea = 1156	1,156
City - Local Traffic Impact Fee	per trips/unit	1,330	1,330
City - Park Fee	per bdrm/unit	4 @ 532 = 2128	2,128
City - Street Tree Fee	per lineal ft. frontage	187 / 60 ft.	187
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>13,313</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>18,696</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of Model in this Jurisdiction:</b>	Northeast Salinas Harden Parkway @ North Main Street
<b>iii. Expected Environmental Assessment Determination:</b>	Exemption per Zoning Ordinance / by right

**iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; full street, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, driveways, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-tot lot + 900 sq. ft. children's play area
-Affordable Housing Dedication:	-6 units dedicated for low-income housing for 30 years
-Project Management Requirements:	-Conditions of Approval; Development Agreement
-Typical Reporting:	-soils, seismic, others required depending on the site

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	78.30
Private Garage Valuation Price per Sq. Ft.	24.90
Total Valuation per Unit	83,280
Total Valuation per 45 Unit Multi-Family Development Model	3,747,600

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	2000/acre	@ 3 acres	6,000
Zone Change Application Fee	flat		500
Planned Unit Development Permit	flat		3,100
Planned Unit Development Review Fee	flat		1,550
Preliminary Project Review Fee	flat		500
Development Agreement Fee	flat		2,125
Certificate of Compliance	flat		660
Environmental Assessment / Neg Dec Fee	flat		300
<b>Subtotal Planning Fees</b>			<b>14,735</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (incl. elect, plumb, mech)	schedule based on val'n	718.97 (based on 6 buildings)	32,354
Architectural Plan Check Fee	schedule	445.49	20,247
Building Fire Sprinkler Plan Check Fee	per model	100	100
Fire Sprinkler Fee	flat per unit	12.50	563
Fire Sprinkler Inspection Fee	flat per unit	35	1,575
Engineering Plan Check Fee	based on val'n		1,126
Grading Plan Check Fee	schedule based on CY		44
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.39	375
Salinas Seismic Fee	per unit	9.16	412
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Blueprint, Microfilm, Copy Fees	3 per sheet		90
Grading Permit Fee	schedule based on CY		263
Title XXIV Energy Compliance Fee	15% of Bldg Permit/unit	75.37	3,392
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>60,541</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance Dist.	flat per unit	53	2,381
School District Development Fee	1.93 / sf	1,930	86,850
Cal Water - Capital Improvements Tax (water)	33.1% of valuation	est'd valuation @ 32,500	10,758
MRWPCA Sewer Permit	flat per unit	62	2,790
MRWPCA Sewer Fee	flat per unit	1,760	79,200
City - Sanitary Sewer Connection Fee	flat per unit	621	27,945
City - Salinas Sanitary Sewer Fee	per bdrm/unit	2 @ 289 ea = 578	26,010
City - Storm Drainage Fee	per bdrm/unit	2 @ 311 = 622	27,990
City - City Capital Facilities Fee	flat per unit	7,500	337,500
City - Local Traffic Impact Fee	per trips/unit	798	35,910
City - Library Fee	flat per unit	373	16,785
City - Park Fee	per bdrm/unit	2 @ 532 = 1064	47,880
City - Street Tree Fee	per lineal ft. frontage	187 / 60 ft.	4,550
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>706,549</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>781,825</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>17,374</b>